

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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400 Main Street
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www.knoxmpc.org

File Number: 7-K-04-RZ **Related File Number:**
Application Filed: 6/7/2004 **Date of Revision:**
Applicant: ZAXBY'S HOLDINGS, LLC
Owner:

PROPERTY INFORMATION

General Location: North side Kingston Pike, west of Cogdill Rd.
Other Parcel Info.:
Tax ID Number: 131 F B PORTION OF 022 **OTHER:** MAP ON FILE AT MP **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Access is via Kingston Pike, a major arterial street with 4 lanes and a center turn lane within 90-100' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Restaurant **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area of Kingston Pike has been developed with commercial and office uses under CA, C-3, OA and OB zoning.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: None noted
Extension of Zone: Yes, extension of CA from the south, east and west.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE CA (General Business) zoning.

Staff Recomm. (Full): CA is a logical extension of zoning from the south, east and west and is compatible with surrounding development.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. CA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern.
2. CA is a logical extension of zoning from the south, east and west.
3. The CA zoning, as proposed, will allow development of the proposed restaurant on this vacant property.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. This proposal will have no impact on schools and minimal impact on the street system.
3. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes commercial uses for the site, consistent with CA zoning.
2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request should not generate similar requests for CA zoning on surrounding parcels, as all surrounding parcels with frontage on Kingston Pike are already zoned commercial.

MPC Action: Approved

MPC Meeting Date: 7/8/2004

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 7/8/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/23/2004

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: